067.A	0002	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	776,100	/	776,100
USE VALUE:	776,100	/	776,100
ASSESSED:	776,100	/	776,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		OAK HILL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BERSON AMIT
Owner 2:	SHARONI MICHAL
Owner 3:	
Street 1:	29 CHURCHILL AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RUSSELL MARGUERITE/ ESTATE -
Owner 2:	-
Street 1:	1 OAK HILL DRIVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,697 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Vinyl Exterior and 2223 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10697.000	257,500		518,600	776,100
Total Card	0.246	257,500		518,600	776,100
Total Parcel	0.246	257,500		518,600	776,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 349.12 | /Parcel: 349.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	128533
GIS Ref	
GIS Ref	
Insp Date	10/17/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 067.A-0002-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	257,500	0	10,697.	518,600	776,100	776,100	Year End Roll	12/18/2019
2019	101	FV	214,600	0	10,697.	481,600	696,200	696,200	Year End Roll	1/3/2019
2018	101	FV	214,600	0	10,697.	481,600	696,200	696,200	Year End Roll	12/20/2017
2017	101	FV	214,600	0	10,697.	422,300	636,900	636,900	Year End Roll	1/3/2017
2016	101	FV	214,600	0	10,697.	385,300	599,900	599,900	Year End	1/4/2016
2015	101	FV	201,500	0	10,697.	340,800	542,300	542,300	Year End Roll	12/11/2014
2014	101	FV	201,500	0	10,697.	322,300	523,800	523,800	Year End Roll	12/16/2013
2013	101	FV	201,500	0	10,697.	306,700	508,200	508,200		12/13/2012

!5783!

PRINT

Date	Time
12/10/20	20:37:28

LAST REV

Date	Time
09/08/20	08:38:17
jorourke	
5783	

USER DEFINED

Prior Id # 1:	128533
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RUSSELL MARGUER	74981-509	1	6/26/2020	Estate/Div	795,000	No	No		
	7175-585		1/1/1901	Family		No	No		Marguerite Russell dod 3/9/2019

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2020	SQ Returned	JO	Jenny O
7/16/2020	SQ Mailed	MM	Mary M
10/17/2018	Meas/Inspect	BS	Barbara S
12/12/2008	Meas/Inspect	345	PATRIOT
11/17/1999	Inspected	264	PATRIOT
11/10/1999	Mailer Sent		
11/8/1999	Measured	163	PATRIOT
7/29/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10697		Sq. Ft.	Site		0	70.	0.69	12									518,634						518,600	

Total AC/HA:	0.24557	Total SF/SM:	10697	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	518,634	Spl Credit		Total:	518,600				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	5 - Asbestos	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99994367
Adj $ / SQ:	141.742
Other Features:	84300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	373201
Depreciation:	115692
Depreciated Total:	257508

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4		Baths: 2					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

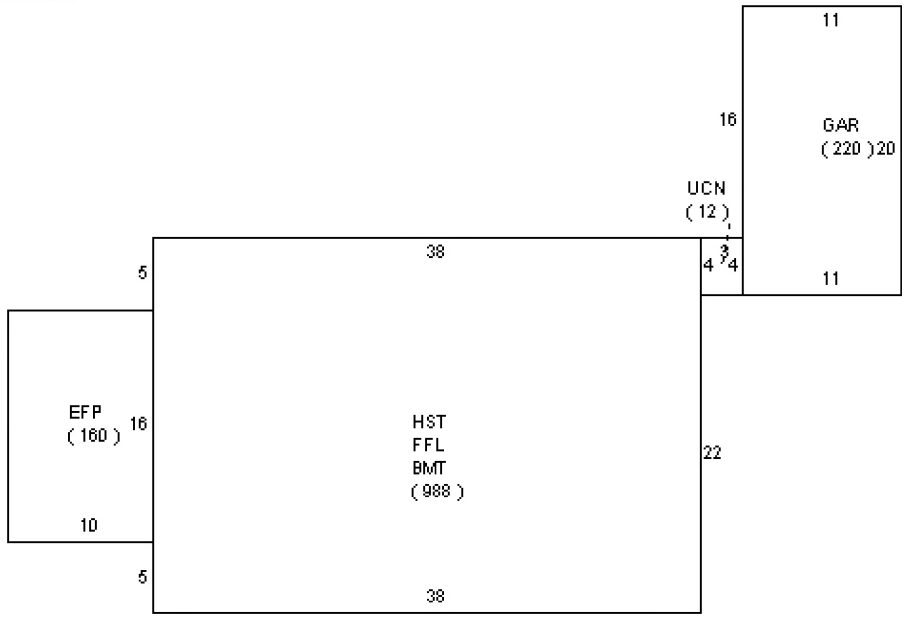
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	141.74
Special Features:	0	Val/Su Net:	89.97
Final Total:	257500	Val/Su SzAd	173.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	988	66.440	65,644
FFL	First Floor	988	141.740	140,041
HST	Half Story	494	141.740	70,021
GAR	Garage	220	26.360	5,800
EFP	Enclos Porch	160	44.240	7,078
UCN	Canopy	12	26.400	317
	Net Sketched Area:	2,862	Total:	288,901
Size Ad	1482	Gross Are	3356	FinArea 2223

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

067.A-0002-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: